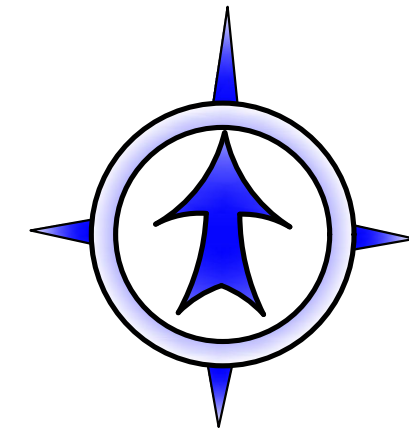


A PRELIMINARY PLAT FOR

Hyde Park Commons Phase 2

A PART OF LOT 16 AND 17, BLOCK 3, PLAT "A", HYDE PARK FARM SURVEY
LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, T12N, R1E, S.L.B.&M.
HYDE PARK, CACHE COUNTY, UTAH



May 6, 2019

GRAPHIC SCALE



LEGEND:

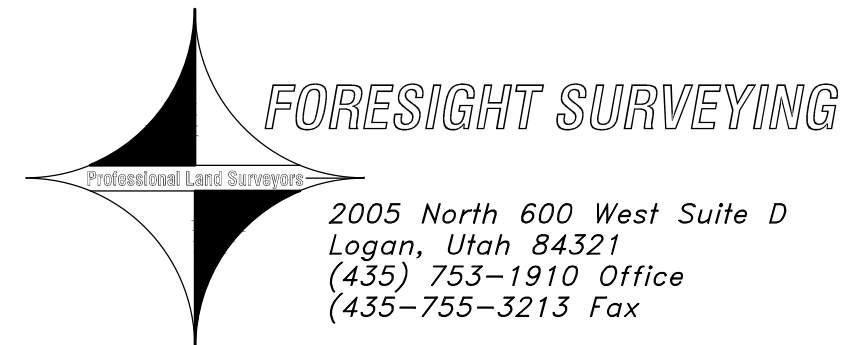
	SUBDIVISION LINE
	CENTERLINE
	SETBACK LINE
	SETBACK LINE
	EDGE OF PAVEMENT
	DITCH
	FENCE LINE
	EX. SEWER LINE
	NEW SEWER LINE
	GAS LINE
	POWER LINE
	STORM DRAIN LINE
	EX. WATER LINE
	NEW WATER LINE
	RIGHT-OF-WAY DEDICATION
	Storm Drain Junction Box
	Storm Drain Catchbasin
	Storm Drain Manhole
	Sewer Manhole

GENERAL NOTES:

- Current Zone: Commercial
- Setback lines are for primary buildings only.
Front: 40.00'
Rear: As required by current fire codes
Side: As required by current fire codes
Side along Roadway: 20.00'
- Storm water will be managed through the existing system of catch basins, piping, and detention basins. The existing basins will be expanded if current calculations show a need.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 04-031-0002 INTO A COMMERCIAL LOT AND A REMAINDER PARCEL.

THE BASIS OF BEARINGS IS THE LINE BETWEEN THE MONUMENTS MARKING THE SOUTHWEST AND SOUTHEAST CORNERS OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 1 EAST, SLB&M, AND IS ASSUMED TO BE SOUTH 89°31'46" WEST.



Record Owners: Jon Mark White TR
12176 North 1400 Cove, UT 84320

PLANNING & ZONING CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE HYDE PARK CITY PLANNING AND ZONING COMMISSION.

DATE CHAIRPERSON

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THE ABOVE PLAT HAVING REVIEWED IT FOR CONFORMITY WITH STANDARD ENGINEERING PRACTICE AND HYDE PARK CITY'S SUBDIVISION ORDINANCE.

DATE CITY ENGINEER

UTILITY COMPANY APPROVALS

THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE APPROVED

Rocky Mountain Power	DATE
Dominion Energy	DATE
Comcast	DATE

SURVEYOR'S CERTIFICATE

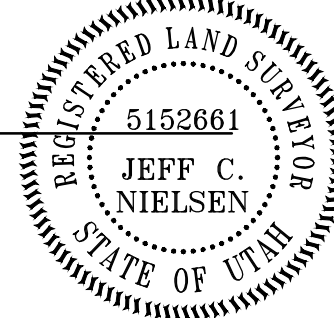
I, JEFF C. NIELSEN, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 5152661 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS: HYDE PARK COMMONS PHASE 2 AND THE SAME HAS BEEN CORRECTLY SURVEYED AND ALL STREETS ARE THE DIMENSIONS SHOWN.

Subdivision Boundary

A PART LOT 16 AND 17, BLOCK 3, PLAT "A", HYDE PARK FARM SURVEY, LOCATED IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

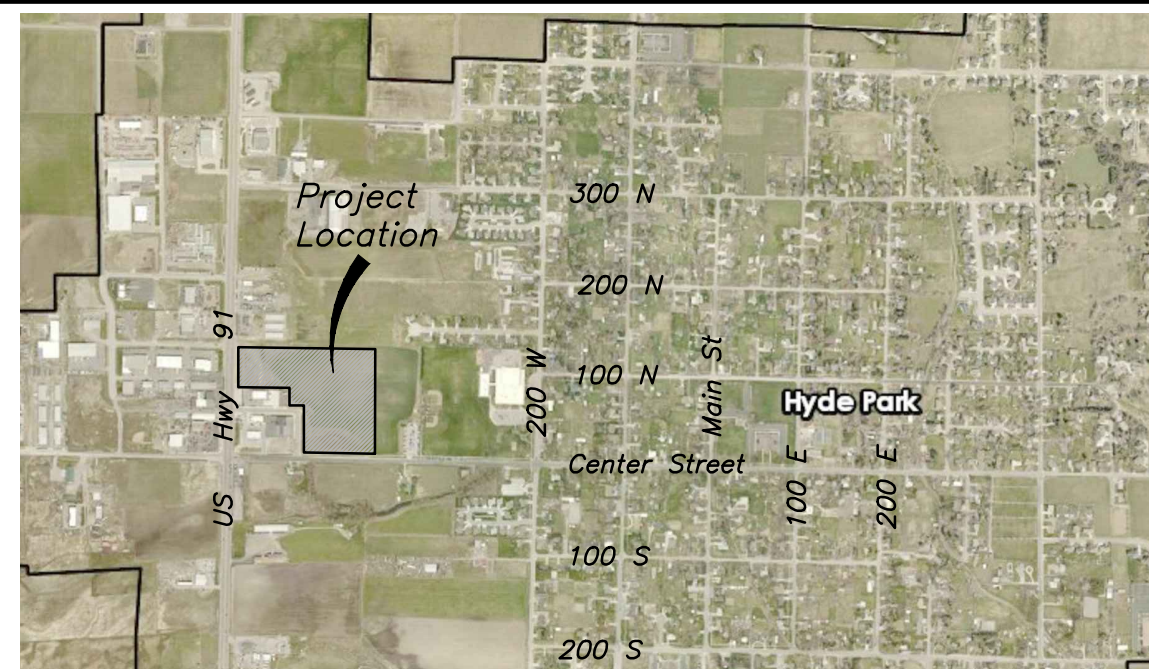
BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CENTER STREET (HYDE PARK CITY) LOCATED NORTH 89°31'46" EAST, A DISTANCE OF 2,613.51 FEET AND NORTH 00°28'14" WEST, A DISTANCE OF 4,319.18 FEET AND NORTH 88°40'19" WEST, A DISTANCE OF 1,224.69 FEET FROM THE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 10 AND RUNNING THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 88°40'19" WEST, A DISTANCE OF 623.31 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 10 AND RUNNING THENCE ALONG SAID INTERSECTION OF THE NORTH LINE OF CENTER STREET AND THE EAST LINE OF 580 WEST STREET (HYDE PARK CITY); THENCE ALONG SAID SUBDIVISION LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°13'53" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 564.82 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 60 NORTH STREET (HYDE PARK CITY); (2) ALONG SAID NORTH LINE NORTH 88°51'45" WEST, A DISTANCE OF 116.02 FEET; THENCE NORTH 01°08'12" EAST, A DISTANCE OF 137.08 FEET; THENCE NORTH 88°52'34" WEST, A DISTANCE OF 414.20 FEET TO THE NORTHEAST CORNER OF SAID PHASE 1 AND THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 91; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 01°06'11" EAST, A DISTANCE OF 384.20 FEET; THENCE SOUTH 88°36'16" EAST, A DISTANCE OF 1,162.47 FEET; THENCE SOUTH 01°19'41" WEST, A DISTANCE OF 882.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.79 ACRES

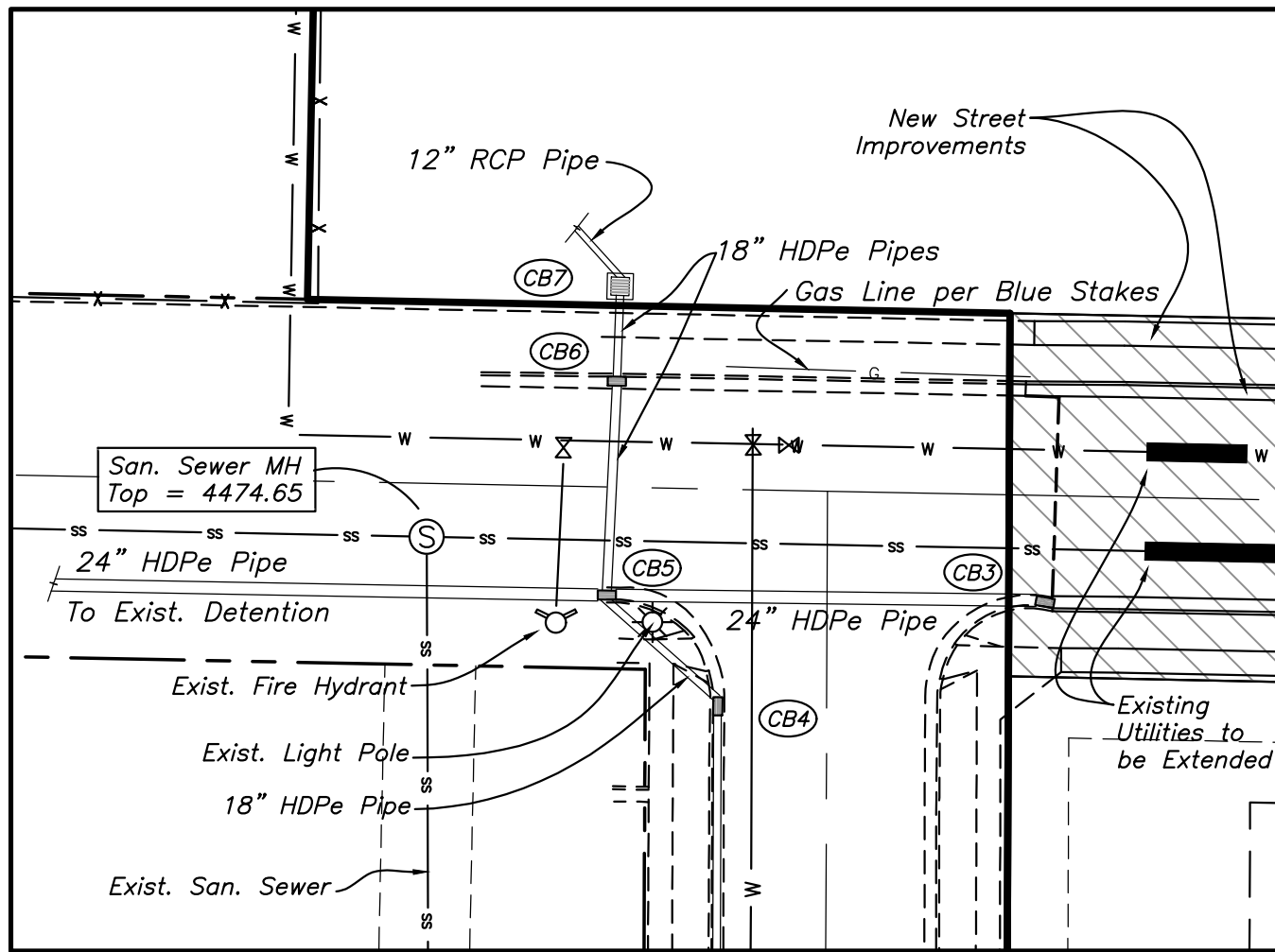
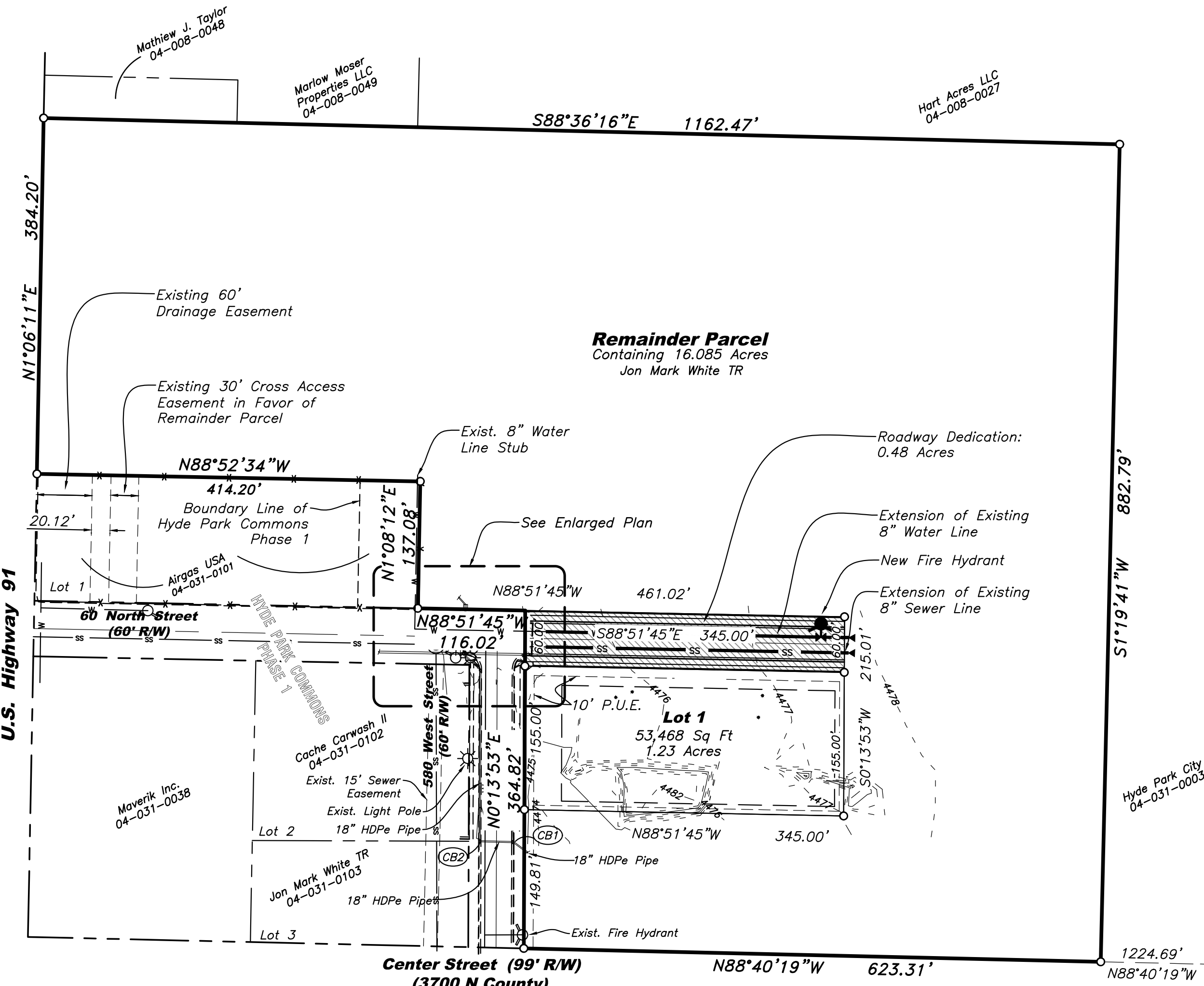


SIGNATURE

DATE

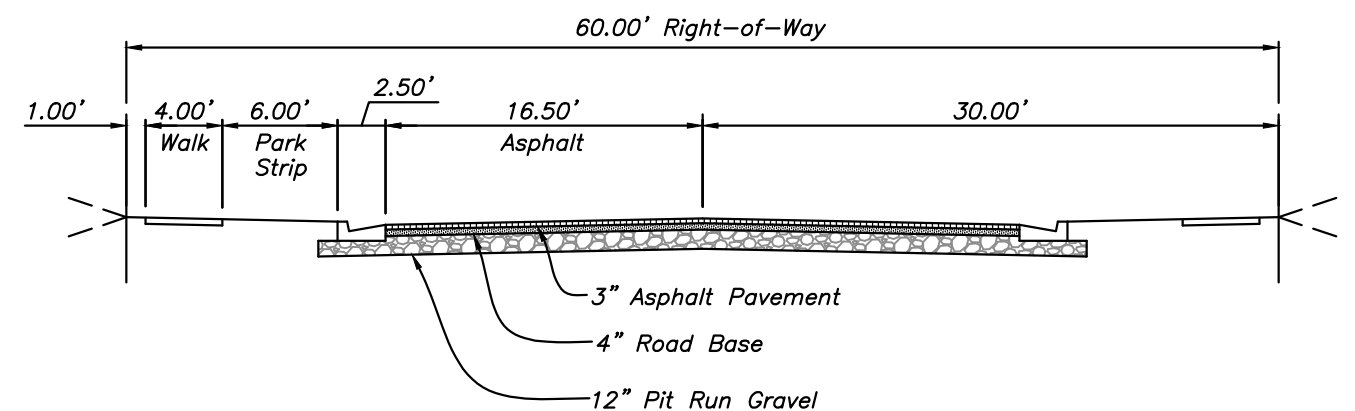


Vicinity Map
Hyde Park, Utah



Enlarged Plan
Scale: 1" = 30'

Catch Basin Table				
Catch Basin #	Grate Elev.	Invert Elev.	Invert Elev.	Note
CB1	4474.6	E/W 4471.50		
CB2	4474.6	N/E 4471.55		
CB3	4475.3	See Note		Covered With Filter Fabric
CB4	4475.5	NW/S 4470.90		
CB5	4474.7	N/SE/E/W 4470.71		
CB6	4474.7	N/S 4470.76		
CB7	4475.5	NW 4471.20	S 4470.80	



60 North Street Section
Scale: 1" = 10'